

**United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
Courtroom 1375 Calendar**

Tuesday, October 11, 2022

Hearing Room 1375

10:00 AM
2:07-00000

Chapter 0

#0.00 Individuals may appear by ZoomGov **video and audio using a personal computer** (equipped with camera, microphone and speaker), **or a handheld mobile device** (such as an iPhone). Individuals may participate by ZoomGov **audio only using a telephone** (standard telephone charges may apply). Neither a Zoom nor a ZoomGov account are necessary to participate and no pre-registration is required.

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Docket 0

Tentative Ruling:

- NONE LISTED -

**United States Bankruptcy Court
Central District of California
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Tuesday, October 11, 2022

Hearing Room 1375

10:00 AM

2:22-12445 Jennifer Langford Backstrom

Chapter 13

#1.00 Motion for relief from stay [PP]

SANTANDER CONSUMER USA INC.
VS.
DEBTOR

fr 9-6-22

Docket 23

***** VACATED *** REASON: O/E 10-6-22 CONTINUED TO 11-15-22 @
10:00 A.M.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Jennifer Langford Backstrom

Represented By
David H Chung

Movant(s):

Santander Consumer USA Inc. dba

Represented By
Sheryl K Ith

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
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Tuesday, October 11, 2022

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10:00 AM

2:22-14581 Zahid Siddiqi

Chapter 13

#2.00 Motion for relief from stay [PP]

THE GOLDEN 1 CREDIT UNION
VS
DEBTOR

Docket 13

***** VACATED *** REASON: DEBTOR DISMISSED 10-3-22**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Zahid Siddiqi

Represented By
Richard T Baum

Movant(s):

The Golden 1 Credit Union

Represented By
Karel Rocha

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
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10:00 AM

2:22-14919 Robert Quinn

Chapter 13

#3.00 Motion for relief from stay [RP]

SIWELL, INC.
VS
DEBTOR

Docket 12

Tentative Ruling:

Debtor's case was dismissed on September 26, 2022; however, because movant has requested (d)(4) relief the Court will retain its jurisdiction to hear the matter under 11 U.S.C. § 362.

No opposition was filed.

The motion is GRANTED pursuant to 11 U.S.C. §§ 362(d)(1) and (d)(4) to permit movant, its successors, transferees and assigns, to enforce its remedies to repossess or otherwise obtain possession and dispose of its collateral pursuant to applicable law, and to use the proceeds from its disposition to satisfy its claim. Movant may not pursue any deficiency claim against the debtor or property of the estate except by filing a proof of claim pursuant to 11 U.S.C. § 501. Movant is secured by a deed of trust encumbering real property. The debtor received an interest in the property through an unauthorized grant deed. The court finds that the filing of the petition was part of a scheme to hinder, delay and defraud creditors involving a transfer of all or part ownership of, or other interest in, the subject property without the consent of the movant or court approval. 11 U.S.C. § 362(d)(4).

Appearances waived.

The 14-day period specified in FRBP 4001(a)(3) is waived. Provided the order is recorded in compliance with applicable state law, the order granting this motion will be binding and effective in any other case under this title purporting to affect the subject property filed not later than 2 years after the date of entry of the order, except that the debtor in a subsequent case

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CONT... Robert Quinn

Chapter 13

under this title may move for relief from such order based upon changed circumstances or for good cause shown, after notice and a hearing. 11 U.S.C. § 362(d)(4). **All other relief is denied.**

The movant shall upload an appropriate order via the Court's LOU system.

Party Information

Debtor(s):

Robert Quinn

Pro Se

Movant(s):

Siwell, Inc., dba Capital Mortgage

Represented By
Darlene C Vigil

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
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10:00 AM

2:22-14986 Daniel Rivera

Chapter 13

#4.00 Motion in Individual Case for Order Imposing
a Stay or Continuing Stay as the Court Deems
Appropriate

Docket 10

Tentative Ruling:

No opposition was filed.

Section 362(c)(3)(A) states that if a single or joint case is filed by or against a debtor who is an individual in a case under chapter 7, 11, or 13, and if a single or joint case of the debtor was pending within the preceding one-year period but was dismissed, other than a case refiled under a chapter other than chapter 7 after dismissal under § 707(b), the stay under § 362(a) with respect to any action taken with respect to a debt or property securing such debt or with respect to any lease shall terminate *with respect to the debtor* on the 30th day after the filing of the later case. 11 U.S.C. § 362(c)(3)(A) (emphasis added).

On motion of a party in interest for *continuation* of the automatic stay and upon notice and a hearing, the Court may extend the stay in particular cases as to any and all creditors (subject to such conditions and limitations as the Court may then impose) **after notice and a hearing completed before expiration of the 30-day period** only if the party in interest demonstrates that the filing of the later case is in *good faith* as to the creditors to be stayed. 11 U.S.C. § 362(c)(3)(B) (emphases added).

In this case, debtor filed the voluntary chapter 13 petition on September 12, 2022. This motion was filed on September 13, 2022, and was noticed for a hearing to be concluded within the 30-day period following the filing of the petition. The motion is timely.

According to the motion, debtor seeks a continuation of the automatic stay as to all creditors. Pursuant to the evidence presented, the Court **GRANTS the relief requested in the motion only as to the secured**

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CONT... Daniel Rivera

Chapter 13

creditor served with the motion as listed on the proof of service based upon an apparent change in the personal and financial affairs of the debtor since dismissal of the last case. **Appearances waived.**

Debtor's counsel shall upload an appropriate order via the Court's LOU system.

Party Information

Debtor(s):

Daniel Rivera

Represented By
Thomas B Ure

Movant(s):

Daniel Rivera

Represented By
Thomas B Ure

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
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10:00 AM

2:22-15165 Vicky Bernice Williams

Chapter 13

#5.00 Motion in Individual Case for Order Imposing
a Stay or Continuing Stay as the Court Deems
Appropriate

Docket 8

Tentative Ruling:

None.

Party Information

Debtor(s):

Vicky Bernice Williams

Represented By
Jessica Galletta

Movant(s):

Vicky Bernice Williams

Represented By
Jessica Galletta
Jessica Galletta
Jessica Galletta
Jessica Galletta

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
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10:00 AM

2:19-20581 William Sanders

Chapter 13

#6.00 Motion for relief from stay [RP]

AJAX MORTGAGE LOAN TRUST 2021-G
VS
DEBTOR

fr. 9-13-22, 9-27-22

Docket 51

***** VACATED *** REASON: O/E 9/29/22 SETTLED BY STIPULATION**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

William Sanders

Represented By
Vernon R Yancy

Movant(s):

Ajax Mortgage Loan Trust 2021-G,

Represented By
Joshua L Scheer
Reilly D Wilkinson

Trustee(s):

Nancy K Curry (TR)

Pro Se

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Chapter 0

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Docket 0

Tentative Ruling:

- NONE LISTED -

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2:00 PM

2:22-12856 Mario Espinoza

Chapter 7

Adv#: 2:22-01158 Rund, Chapter 7 Trustee v. Corleto et al

- #1.00** Status CHearing Conference re RE:
(1) Complaint for avoidance of voidable transfer
(2) recovery of avoidable transfer; and
(3) turnover of propety

Docket 1

***** VACATED *** REASON: O/E 10-6-22 CONTINUED TO 10-25-22 AT
2:00 P.M.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Mario Espinoza

Represented By
Caroline S Kim

Defendant(s):

Luis R Avalos Corleto

Pro Se

Mario Espinoza

Pro Se

Plaintiff(s):

Jason M Rund, Chapter 7 Trustee

Represented By
Carmela Pagay

Trustee(s):

Jason M Rund (TR)

Pro Se

**United States Bankruptcy Court
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2:00 PM

2:22-12670 Steven Clifford Rogers

Chapter 7

Adv#: 2:22-01160 Rogers v. Possible Financial, Inc.

#2.00 Status Conference re Complaint for willfull
automatic stay violation

Docket 1

***** VACATED *** REASON: O/E 10-6-22 CONTINUED TO 10-25-22 AT
2:00 P.M.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Steven Clifford Rogers

Represented By
Barry E Borowitz

Defendant(s):

Possible Financial, Inc.

Pro Se

Plaintiff(s):

Steven Clifford Rogers

Represented By
Joseph Brian Angelo

Trustee(s):

Carolyn A Dye (TR)

Pro Se

**United States Bankruptcy Court
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2:00 PM

2:22-12670 Steven Clifford Rogers

Chapter 7

Adv#: 2:22-01161 Rogers v. Seed Fi

#3.00 Status conference re amended complaint for willful automatic stay violation

Another summons issued by clerk to add new defendant, McBurberod Financial Inc.

Docket 1

***** VACATED *** REASON: O/E 10-6-22 CONTINUED TO 10-25-22 AT 2:00 P.M.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Steven Clifford Rogers

Represented By
Barry E Borowitz

Defendant(s):

Seed Fi

Pro Se

Plaintiff(s):

Steven Rogers

Represented By
Joseph Brian Angelo

Trustee(s):

Carolyn A Dye (TR)

Pro Se

**United States Bankruptcy Court
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2:00 PM

2:21-17871 Bobby Asadi

Chapter 7

Adv#: 2:21-01229 Yoo v. Movaghar

#4.00 Pre-Trial Conference re Complaint:
(A) for Avoidance and Recovery of Fraudulent
Transfers; and
(B) to Preserve Recovered Transfers for Benefit
of Debtors Estate [11 U.S.C. § 544 and California
Civil Code § 3439 et. seq. and 11 U.S.C. §§ 548
and 550]

fr. 7-12-22

Docket 1

***** VACATED *** REASON: O/E 9-28-22 MATTER CONTINUED TO 1-10-23 AT 2:00 P.M.**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Bobby Asadi

Represented By
Fari B Nejadpour

Defendant(s):

Mehdi Movaghar

Represented By
M. Jonathan Hayes

Plaintiff(s):

Timothy J. Yoo

Represented By
Anthony A. Friedman

Trustee(s):

Timothy Yoo (TR)

Represented By
Anthony A. Friedman

**United States Bankruptcy Court
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2:21-14720 Ashout Markarian

Chapter 13

Adv#: 2:22-01159 Markarian et al v. County of Los Angeles Sheriff's Department et

#5.00 Status Conference re Complaint to avoid preferential transfer and to turn over property to estate

Docket 1

***** VACATED *** REASON: NOTICE OF VOLUNTARY DISMISSAL
FILED 9/23/22**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Ashout Markarian

Represented By
Douglas A. Crowder

Defendant(s):

County of Los Angeles Sheriff's

Pro Se

Michael D Anderson

Pro Se

DOES 1 THROUGH 10

Pro Se

Joint Debtor(s):

Ani Markarian

Represented By
Douglas A. Crowder

Plaintiff(s):

Ani Markarian

Represented By
Charles G Hemming III

Ashout Markarian

Represented By
Charles G Hemming III

Trustee(s):

Nancy K Curry (TR)

Pro Se

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CONT... Ashout Markarian

Chapter 13